

poolside view

Technical description

The house is located on a 10000m² plot (100x100m). Generally the access area which includes driveway, guest parking, access to garage and house porch are all positioned at the smaller part of the stand, facing the road.

Larger part of the stand is proposed for landscaped areas, recreation and nice views. The stand will be walled including impressive electrically operated metal gate.

Palace will have free access to the beach.

All access roads, parking bays and walkways will be paved with hard paving blocks or bricks.

The Main house is a two storey building with terraces and large windows dominating the composition. The ground floor houses the day areas including the hall, lounge, entertainment room with cinema, wine cellar and bar, study and family room with dining and kitchen attached. Also on the ground floor is the guest wing, with 3 bedrooms with en suite bathrms and walk in cupboards. Dislocated from the main living area, is the pool with the changings rooms, gym, sauna and steam room, and jacuzzi close by.

On the same floor, but detached from the house are the domestic quarters and store rooms, garages and all the necessary services.



Modern Palace

Land Size: 10.000m² (100x100) · Total Net Area: 2.894m² · Terraces/Verandas:1430m²

The upper floor includes six bedrooms with en suite bathrooms, the game room, and the masterbedroom wing that will house the bedroom, bathroom, wardrobe and kitchenette, all fully fitted.

Spacious verandahs are located in front, towards landscaped garden, swimming pool, pool deck and river. The verandahs can accommodate both easy seating and outdoor dining. All rooms are spacious, airy and light.

Internal and external finishes are of highest standards and compliment to the overall feel of the house. The same pertains to the services, fittings and equipment.

In addition to the natural ventilation protected with insect screens, air conditioning is provided for all living rooms. All windows and screens are made of powder coated (coloured) aluminum and contain rolldown aluminum shutters.

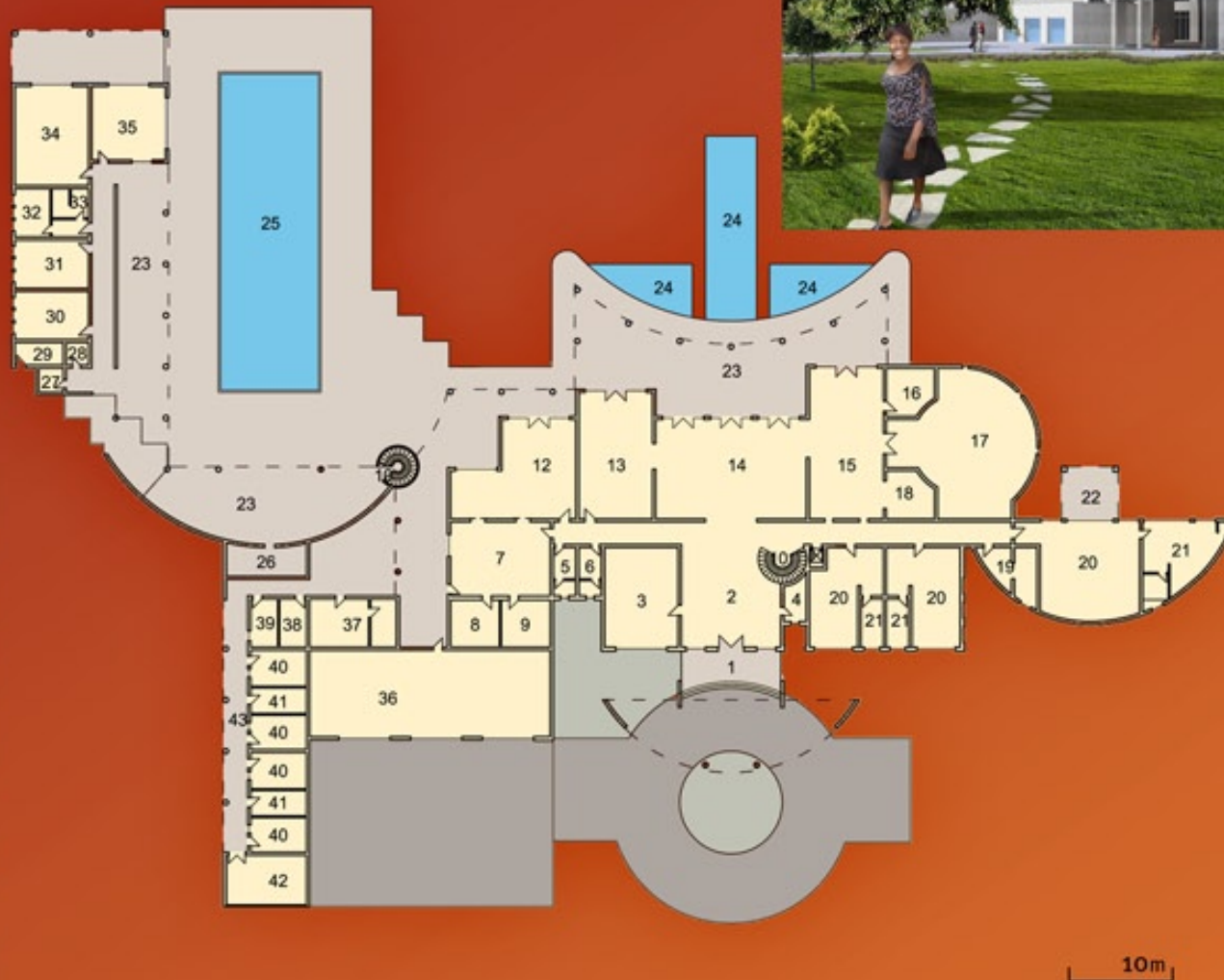
In order to achieve “green” house design and reduce energy costs, a ventilated roof is proposed in addition to the thermal insulation under entire roof; solar water heating, recirculation of hot water; etc are proposed.

The house is founded on raft concrete slab. Blocks and bricks combined with concrete columns and beams will be main superstructure. Roof structure will be either steel or timber.

entrance view



Groundfloor



Groundfloor

- | | |
|------------------------|--------------------------|
| 1. porch | 26. bar |
| 2. hall | 27. store |
| 3. study | 28. filter room |
| 4. wardrobe | 29. toilet |
| 5. gents. toilet | 30. ladies changing room |
| 6. ladies toilet | 31. gents changing room |
| 7. kitchen | 32. sauna |
| 8. scullery | 33. steam |
| 9. pantry | 34. gym |
| 10. stair | 35. jacuzzi |
| 11. elevator | 36. garage |
| 12. family room | 37. laundry room |
| 13. dining room | 38. store |
| 14. lounge | 39. generator |
| 15. entertainment room | |
| 16. wine cellar | domestic quarters |
| 17. cinema | 40. bedroom |
| 18. library | 41. bathroom |
| 19. linen | 42. kitchen / lounge |
| 20. guest room | 43. verandah |
| 21. bathroom | |
| 22. terrace | |
| 23. verandah | |
| 24. pond | |
| 25. pool | |

10m

poolside view



First floor

- 1. void
- 2. passage
- 3. bedroom
- 4. bathroom
- 5. playroom
- 6. master bedroom
- 7. dressing room
- 8. kitchenette
- 9. master bathroom
- 10. stair
- 11. elevator
- 12. terrace

First floor

